

ORDINANCE NO. 20051117-Z010

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 300 NUECES STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT (CBD-CURE) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment (CBD-CURE) combining district on the property described in Zoning Case No. C14-05-0165, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.287 acre tract of land out of Lots 1-6, Block 25, Original City of Austin, according to the map or plat of record in the General Land Office of the State of Texas, and those certain tracts of land being portions of alleys; all the tracts being more particularly described in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at 300 Nueces Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 4,127 trips per day.
2. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 10 to 1.
3. Development of the Property shall comply with the following setbacks:
 - a. The maximum building setback from the 3rd street right-of-way is 25 feet.

- b. The maximum setback from the 4th Street right-of-way is 20 feet, beginning 70 feet west of the intersection of 4th Street and Nueces Street and continuing west for a distance of 50 feet.
- c. The maximum setback from the 4th Street right-of-way for the remainder of the right-of-way along 4th Street, is 75 feet.

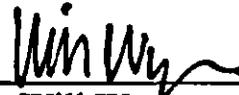
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 28, 2005.

PASSED AND APPROVED

_____, November 17, 2005

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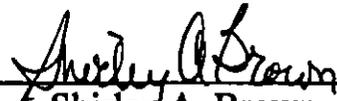
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

Legal Description:

EXHIBIT A

A 1.287-acre tract of land conveyed to Novare-AU Nueces, L.P., as recorded in Document # 2005171317 of the Real Property Records of Travis County, Texas; being a Legal Lot in an approved and recorded subdivision, Lots 1-6, Block 25, of the Original City of Austin, Travis County, Texas, according to the records of the General Land Office of the State of Texas, and including that 2,425 square feet of land, more or less, being a portion of the alley, as described in Quitclaim Deed of record in Volume 6776, Page 2048, and 336 square feet of land, more or less, being a portion of the alley between Lots 3 and 6, Block 25, vacated by Ordinance recorded in Document No. 2000007994.



Paul Easley, R.P.L.S.
Doucet & Associates, Inc.
7401-B Hwy. 71 W., Ste. 160
Austin, TX 78735

